

**CITY COUNCIL MEETING MINUTES
TUESDAY, FEBRUARY 19, 2008
CITY HALL COUNCIL CHAMBERS
22710 E COUNTRY VISTA DRIVE
7:00 P.M.**

INVOCATION

Given by Council Member Owens

PLEDGE OF ALLEGIANCE

Led by Mayor Van Orman, City Council and Staff

CALL TO ORDER

Mayor Van Orman called the meeting to order at 7:05 p.m.

ROLL CALL

Council Member Jenkins
Mayor Pro Tem Sayrs
Council Member Owens
Council Member Crump
Council Member Schuler
Council Member Olander
Council Member Langford

Doug Smith, Director, Community Dev.
Cindy Smith, City Clerk
Brian Asmus, Chief of Police
Sean Boutz, City Attorney

AGENDA APPROVAL

Council Member Crump moved to approve the Agenda, seconded by Council Member Jenkins. Council Member Jenkins asked that Item 11b "Discussion of TIF Priorities" be moved before Item 10 "Ordinances – Second Reading." Mayor Van Orman called for vote. Motion Approved. In Favor: Unanimous; Opposed: None

APPROVAL OF CITY COUNCIL MINUTES

Council Member Crump moved to accept the City Council Meeting Minutes from January 22, 2008, seconded by Council Member Langford. Mayor Van Orman called for the vote. Motion Approved. In Favor: Unanimous; Opposed: None

Council Member Crump moved to accept the City Council Minutes from February 5, 2008, seconded by Council Member Langford. Mayor Van Orman called for

the vote. Motion Approved. In Favor: Council Member Schuler, Council Member Olander, Council Member Owens, Council Member Crump, and Council Member Langford; Opposed: None; Abstain: Mayor Pro Tem Sayrs, Council Member Jenkins

CITIZEN COMMENTS

None

MAYOR AND CITY COUNCIL REPORTS

Council Member Crump reported that the Finance Committee had met and reviewed all the vouchers, however, a modification will be made in regards to a finance charge. Also discussed were the guidelines and policies of ethics that will be included in the Policies and Procedures Manual, future planning, and a form for reimbursement for travel.

ACTION ITEMS

Council Member Crump moved to accept the vouchers in the amount of \$93,555.04 which included the deduction of a finance charge, seconded by Mayor Pro Tem Sayrs.

Council Member Crump moved to approve the Acceptance of Agreement for Challenger Sports, seconded by Council Member Owens. After a discussion on Attachment "A," Mayor Van Orman called for the vote. Motion Approved. In Favor: Unanimous; Opposed: None

Check sequences were: 9183 through 9248

DISCUSSION ON TIF PRIORITIES

Council Member Jenkins introduced the other committee members - Council Member Olander and Council Member Langford. Items discussed were:

- LIFT/TIF Phase 1 – Committee Recommendations
 - Developers have requested approval for reimbursements in Phase I
 - Committee reviewed project proposals and sought developer input in quantitative analysis
 - Committee prioritized projects and seek full Council approval
 - Next step will be a Resolution sent to the County Commissioners
- Developers Recommendations Focused On
 - Roads (Retail)
 - Roads Residential
 - Sewer
 - Water Systems
 - Parks & Recreation
 - Public Transit

- Committee Recommendations
 - Added Interchange Study
 - Roads (Retail)
 - Sewer
 - Water
 - Added Baseball/Sports Complex
 - Removed Pedestrian Bridge and West River Park

Council Member Jenkins said what portion the City and taxpayers pay was a moving target, ultimately \$500,000. Council Member Langford said, "The developers had an eye for what they thought the community needed. After meeting with the developers, the committee recommendations were prioritized, and it was decided that the most important thing for the north side is the Interchange Study. Without the Interchange there is no telling what it is going to look like and there has got to be retail roads." Council Member Olander explained that this was Tax Increment Financing District money managed by the County.

Council Member Owens asked about the property taxes, and the sewer lift station proposed under the pedestrian bridge. Council Member Jenkins said that there wasn't any infrastructure associated with the pedestrian bridge. Council Member Olander added that plans had changed and that the sewage from the north side of the river will go under the Harvard Bridge.

Discussions pursued on prioritization, the baseball/sports complex facility, if development was being realigned with the Interchange and the partnership with the Valley Hub impacting the sports complex. Council Member Olander stated all of these projects will be built, but what the Building Committee is asking for was the City Council's concurrence on a recommendation of reimbursement of these particular projects.

Mayor Pro Tem Sayrs verified that the Council's next obligation is to pass a Resolution expressing the Council's desire at the next City Council meeting on March 4th.

Mayor Van Orman called a 5 minute break at 7:42 p.m. Meeting reconvened at 7:47 p.m.

ORDINANCES – SECOND READING

Ordinance No. 167 – An Ordinance of the City Council of the City of Liberty Lake, Washington, Providing for a Form of the Ballot Proposition and Specifying Certain Other Details Concerning Submission to the Qualified Electors of the City at a Special Election to be Held Therein on April 22, 2008, for the Issuance of its General Obligations Bonds in the Aggregate Principle Amount Not to Exceed \$9,800,000, or So Much Thereof as May be Issued Under the Laws Governing the Indebtedness of Cities, for the Purpose of Providing Funds for the Construction of a Library/Community Center.

Mayor Pro Tem Sayrs moved to approve Ordinance No. 167, seconded by Council Member Crump.

Pamela Mogen thanked the City Council for its dedicated effort to put in place a library/community center in the City of Liberty Lake in order to further educational, recreational, and informational needs of all the citizens. She said, "We looked forward with great anticipation to the passage and completion of the project."

Jack McLaughlin stated his firm has been working on trying to provide the cost basis to make a decision on what is put forward to the voters. He explained, "There are some philosophical things to think about on the time frame – whether it be a 20-year, 25-year, or 30-year. Those taxpayers that benefit from the facility should pay longer. When you go beyond 20-years, you will pay the higher interest rate. You have the ability, after 10 years, to call in all bonds. However, you really don't have any means of doing that unless you would have some fundraisers and then retire some of the bonds. As the City progresses and grows, there are going to be other projects that come to the City that the City Council will want to set before the voters. As the City keeps passing more and more debt for longer periods of time it becomes more difficult. Whereas when the shorter bond issue retires, you can do other projects and use those funds."

Discussions continued regarding the motion. Mayor Pro Tem Sayrs noted the advantages of the 30-year bond is that more people are paying as the City grows, and a smaller amount is hitting property owners. Being sensitive to taxpayer needs means you ask for less even if it is spread over a longer period of time. Council Member Owens explained that getting this bond passed, and getting a community center/library built is important to the community.

Mayor Van Orman asked for comments from the public.

Margaret Barnes, 22915 E Valleyway, Liberty Lake, stated the senior citizens are approved for an exemption of up to \$35,000. She added there is another program that is tax exempt that states senior citizens or handicapped individuals are exempt from these taxes and therefore they would not be disadvantaged.

Council Member Olander made a motion to amend Ordinance No. 167, from a 20-year to 30-year bond, seconded Council Member Owens. Mayor Van Orman called for the vote. Motion Failed. In Favor: Council Member Olander, Council Member Owens, and Mayor Pro Tem Sayrs; Opposed: Council Member Schuler, Council Member Jenkins, Council Member Crump, and Council Member Langford

After a discussion of the project being a turnkey and if funds went over there would be a scaling back to stay within the \$9.8 million, Council Member Langford called for the question. Motion Failed. In Favor: Council Member Langford; Opposed: Council Member Olander, Council Member Schuler, Council Member

Jenkins, Mayor Pro Tem Sayrs, Council Member Owens, and Council Member Crump.

Discussions continued regarding citizens who can use the library, and the City Council having control of the O & M of the community center. Council Member Owens stated, "We have a library board that decides who can use the library. The City Council budgets for the library, and if the City chooses to fund the maintenance and operation of the library, it will operate. If the City should decide not to fund it, it will not operate and it will be an empty building. We have some discretionary control over who uses the building without charge, but we cannot make that type of decision."

Mayor Pro Tem Sayrs said, "If a citizen was looking for a reason to not vote for the library it could be a reason, but either way, when the property tax payers inside the City pay their tax if it is purchasing the building, and that building is there regardless of who is using it. This is no way any of this pertains to any of the operations of what is going to occur in the building, and so the cost is legitimately the people who live within the City. Mayor Pro Tem Sayrs added as to whether the costs associated with operations are legitimately covered by the property taxpayers is a question that needs to be resolved.

After further discussions, Council Member Owens stressed that the City really needs a library/community center, the operation of the library will be taken care of by the library board, and felt it was inappropriate for the Council to construe how the library board is going to act. "It would be inappropriate for the Council to make passage of this particular Ordinance contingent on the library board acting a specific way." Council Member Owens called for the question. Mayor Van Orman called for the vote on the question. Motion Failed. In Favor: Council Member Olander, Council Member Schuler, Council Member Jenkins, and Council Member Owens; Opposed: Council Member Crump, Mayor Pro Tem Sayrs, and Council Member Langford.

After further discussions on the operations of the library/community center, Mayor Van Orman called for the vote on Ordinance No. 167. Motion Approved. In Favor: Unanimous; Opposed: None

Ordinance No. 168 – An Ordinance of the City of Liberty Lake, Washington, Establishing Criteria for Accepting Donations for Parks, Facilities, and Recreation Programs

Council Member Crump moved to approve Ordinance No. 168, seconded by Council Member Owens.

Council Member Crump commented on the Mayor receiving funds, and stated that it was not being a gift to an individual. Council Member Owens spoke about the language of the Mayor, or his/her designee, and asked that Section 8(C) 5 be changed to having plaques paid for prior to when they are ordered.

Council Member Schuler inquired why the donations would not go through the Planning Commission first, instead of the Mayor, or his/her designee. Council Member Crump stated, "I see this as an executive responsibility, and don't see it as legislative other than passing this Ordinance – let the Mayor execute the issues of the City, the language gives enough guidance for the current Mayor, as well as future Mayors, to assign a designee and guidance.

Mayor Pro Tem Sayrs asked that in Section 8(C) 4 the spelling of "plague" be changed to "plaque", in Section 1(B) move "and" before 3, and change the period to a comma before the 4. Mayor Pro Tem Sayrs moved to strike the words in Section 8(C) 2 and 3 "not exceeding 25 words", seconded by Council Member Jenkins. Mayor Van Orman called for the vote. Motion Passed. In Favor: Unanimous; Opposed: None

Council Member Olander made a motion to strike Section 8(C) 3 in its entirety, seconded by Council Member Schuler. After no discussions, Mayor Van Orman called for the motion. Motion Approved. In Favor: Unanimous; Opposed: None

Council Member Owens offered a friendly amendment to Section 8(C)4, stating "The donor shall be required to compensate the City for all plaque related expenditures prior to the plaques being ordered", seconded by Council Member Crump.

After hearing no citizen comments, Mayor Van Orman called for the vote. Ordinance No. 168 was approved as amended. In Favor: Unanimous; Opposed: None

WORKSHOP DISCUSSIONS

Resolution Clarifying Expenditures for the Library/Community Center

Council Member Olander explained that the Resolution No. 08-118 goal is to have a statement to the community that the City Council's intention is to furnish parking lot landscaping for the full bond.

After discussions on using the General Fund, City Attorney Sean Boutz commented he had found a few items that should be brought Council's attention. Mr. Boutz noted the changes and, after discussions, Council Member Crump asked to put the Resolution on the Agenda in order for Mr. Boutz to review and bring it back to the City Council at the next City Council Meeting on March 4th.

UNFINISHED / NEW BUSINESS

None

CITIZEN COMMENTS

None

Mayor Van Orman called an Executive Session at 9:20 p.m. to discuss real estate matters and said no decision will be made.


EXECUTIVE SESSION

With all council members present, it was moved and seconded to adjourn into Executive Session as per RCW 42.30.110(g) to discuss real estate. By unanimous vote the motion was approved.

ADJOURNMENT

Upon motion, the Meeting adjourned at 9:32 p.m.

These Minutes are approved this 4th day of March, 2008.


Wendy Van Orman
Wendy Van Orman, Mayor
City of Liberty Lake

Cindy Smith

Notes and Transcription by Cindy Smith, City Clerk. This Council Meeting was audio taped. Anyone desiring to listen to the recording may contact the City Clerk.